

400 Clyde Road, P.O. Box 729, Cambridge, ON N1R 5W6

Phone: 519-621-2761 Toll free: 866-900-4722 www.grandriver.ca

**PLAN REVIEW REPORT:** Meaghan Reid, Clerk/Director of Legislative Services

**DATE:** June 19, 2014

**YOUR FILE:** ZBA01/14

**GRCA FILE:** Wellington/GuelphEramosa/2014/ZC

**RE:** Zoning By-law Amendment Application ZBA 01/14 (Spencer Pit)  
6939 Wellington Rd 124, Township of Guelph/Eramosa  
Div B Part Lots 14, 15, and 16, and Lots 17 and 18  
TriCity Lands Ltd

**GRCA COMMENT: \***

The Grand River Conservation Authority (GRCA) recommends that the application be deferred until the comments identified below are addressed.

**BACKGROUND:**

**1. Resource Issues:**

Information currently available at our office indicates the lands to be rezoned are within the adjacent area of the Provincially Significant Speed River and Ellis Creek wetland complexes and the adjacent area of a tributary of the Speed River.

**2. Legislative/Policy Requirements and Implications:**

A license is required for aggregate extraction on private lands in areas designated under the Aggregate Resources Act (ARA). It is our understanding the entire property is to be licenced and the proponents will be applying for a Class A, Category 3 License for a pit above water.

**3. Additional Information/Suggestions provided in an advisory capacity:**

GRCA Staff have reviewed the above noted application along with the following documentation:

- Summary Report, prepared by Harrington McAvan Ltd., dated April 2014;
- Planning Analysis Report, prepared by Harrington McAvan Ltd, dated February 2014;
- Site Plans, by Harrington McAvan Ltd., dated April 2014:
  - Page 1 of 5, Existing Features Plan
  - Page 2 of 5, Operational Plan Phase A

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- Page 3 of 5, Operational Plan Phase B - E
- Page 4 of 5, Sections and Details
- Page 5 of 5, Rehabilitation Plan
- Natural Environment Technical Report: Level 1 and 2, prepared by Stantec Consulting Limited, dated February 25, 2014;
- Hydrogeologic Assessment, prepared by Groundwater Science Corp., dated February 2014.

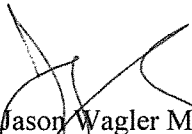
We offer the following comments based on the reports submitted with this application:

1. Staff are satisfied with the assessment of wetlands and watercourse features adjacent to the site. As noted above, a portion of the Speed River PSW Complex and Ellis Creek PSW Complex are confirmed to be within 120 m of the proposed extraction area. The latter was not mentioned or discussed in Stantec's report.
2. According to the hydrogeological assessment, water level measurements were obtained in October and November and represent seasonal high conditions in the fall. We agree that water level monitoring should continue on this site in order to determine seasonal high conditions during the spring, but would recommend using continuous monitoring using data loggers for a minimum of one year in order to ensure a more precise determination of seasonal groundwater levels. Continuous monitoring is also recommended for the first 3 years of extraction.
3. Three woodland communities (FOD5-1, FOD3-1, and CUW1-3) were identified within the proposed extraction area. Staff note that vegetation surveys were conducted on June 12 and August 17, 2013 in accordance with the Ecological Land Classification System for Southern Ontario. One additional hawthorn survey was conducted on September 14, 2013. A survey was conducted on October 30, 2013 to identify vegetation species within the adjacent lands. It is recommended that the botanical checklist presented in Table 1 be revised to clearly indicate which species were documented within each of these woodland communities. The reference to Riley 1989 in Table 1 is unclear as a good majority of the species on this list have a check mark, which is misleading. Locally and/or regionally significant plant species observed within this woodland should be clearly noted.
4. Staff acknowledge that the woodland on the site measures 6.03 ha in size and therefore does not meet the size threshold for significance in the Wellington County Official Plan. However, the woodland is located in proximity to a treed portion of the Speed River PSW Complex, which we note designated Core Greenland by the County. Notwithstanding the active rail bed, we suggest that the 3 woodland communities do in fact provide several ecological benefits (e.g. soil erosion prevention, nutrient cycling, hydrological cycling, wildlife habitat) and contribute to the overall value of the Core Greenland in the County of Wellington. According to the Natural Heritage Reference Manual, "woodlands that overlap, abut, or are close to other significant natural heritage features or areas could be considered more valuable or significant than those that are not." The guidelines and criteria are considered "minimum standards" only. It appears that 3 isolated woodland patches west of the rail bed and south of the proposed license area are currently mapped as Core Greenland. Therefore, it would not be unreasonable to incorporate this woodland into the County's Core Greenlands.

5. We note the presence of black maple (*Acer nigrum*) within this woodland. Although the number, size, and health of these trees have not been discussed by Stantec, we can assume that this species was not considered abundant or dominant based on the ELC assessment. Please confirm.
6. The existing features plan indicates that hop hornbeam (*Ostrya virginia*) is also present within the on-site woodland, although the location of this species is not clearly indicated in Stantec's report. If confirmed within the onsite woodland, we would recommend that the age and health of the trees be determined.
7. At least 2 old foundations are illustrated on the existing features plan. Snake surveys are recommended to determine the presence or absence of snake hibernaculae, and to identify and implement appropriate mitigation measures, as necessary.

Should you have any questions or require further information, please contact the undersigned at 519-621-2763 ext. 2320.

Yours truly,



Jason Wagler MCIP RPP  
Resource Planner  
Grand River Conservation Authority

cc. Bernie Hermsen & Dan Currie, MHBC Planning Ltd.  
Aldo Salis, County of Wellington  
Glenn D. Harrington, Harrington McAvan Ltd., 6882 14<sup>th</sup> Avenue, Markham, ON L6B 1A8  
Rich Esbaugh, TriCity Lands Ltd., Snyder Road, P.O. Box 209, Petersburg, ON, N0B 2H0



### Spencer Pit

#### LEGEND

- WATERSHED BOUNDARY (GRCA)
- TRAIL (GRCA)
- PUBLIC
- CLOSED
- UNCLASSIFIED
- UTILITY LINE (NRVIS)
- ROADS-ADDRESSED (MNR)
- RAILWAY (NRVIS)
- DRAINAGE-NETWORK (GRCA)
- PARCELS-ASSESSMENT (MPAC)
- LOTS (NRVIS)
- FLOODPLAIN (GRCA)
- ENGINEERED
- APPROXIMATE
- ESTIMATED
- WETLAND (GRCA)
- ESA (NRVIS)
- ANSI (NRVIS)
- PARKS (GRCA)
- PROPERTY-OTHER (GRCA)
- MNR PROPERTY-GRCA MANAGED EASEMENT
- PROPERTY (GRCA)
- REGULATION LIMIT (GRCA)
- DRAINAGE-POLY (NRVIS)
- 2010 ORTHO (ONT)



#### GRCA Disclaimer

This map is for illustrative purposes only. Information contained herein is not a substitute for professional review or a site survey and is subject to change without notice. The Grand River Conservation Authority takes no responsibility for, nor guarantees, the accuracy of the information contained on this map. Any interpretations or conclusions drawn from this map are the sole responsibility of the user.

The source for each data layer is shown in parentheses in the map legend. For a complete listing of sources and citations go to:

<http://grims.grandriver.ca/docs/SourcesCitations1.htm>

